

LAKE COUNTY BOARD OF COUNTY COMMISSIONERS

April 25, 2006

AGENDA

The Lake County Zoning Board held a public hearing and its Election of Officers at 9:00 a.m., on Wednesday, April 5, 2006, in the County Commissioners Chambers, 2nd Floor – Round Administration Building, 315 West Main Street, Tavares, Florida, to consider petitions for rezoning, conditional use permits, and mining site plans.

The recommendations of the Zoning Board will be transmitted to the Board of County Commissioners for their Public Hearing to be held at 9:00 a.m., or soon thereafter, on Tuesday, **April 25, 2006**, in the County Commissioners Chambers, 2nd Floor – Round Administration Building, 315 West Main Street, Tavares, Florida.

BOARD OF COUNTY COMMISSIONERS MEMBERS:

Ms. Jennifer Hill	District 1
Mr. Robert A. Pool	District 2
Ms. Debbie Stivender	District 3
Ms. Catherine Hanson, Chairman	District 4
Mr. Welton G. Cadwell, Vice Chairman	District 5

ZONING BOARD MEMBERS

Mr. Timothy Morris, Vice-Chairman	District 1
Mr. Scott Blankenship	District 2
Mr. James Gardner, Secretary	District 3
Mr. Robert Herndon	District 4
Mr. Paul Bryan, Chairman	District 5
Mr. Donald Miller, Member-at-Large	
Mr. Larry Metz, School Board Representative	

COUNTY REPRESENTATIVES

Ms. Cindy Hall, County Manager
Mr. Sanford A. Minkoff, County Attorney

GROWTH MANAGEMENT DEPARTMENT REPRESENTATIVES

Ms. Carol Stricklin, AICP, Director, Department of Growth Management
Ms. Amye King, AICP, Deputy Director, Department of Growth Management
Ms. Terrie Diesbourg, Interim Administrative Manager, Planning & Development Services
Mr. John Kruse, Senior Planner, Planning & Development Services
Mr. Rick Hartenstein, Senior Planner, Planning & Development Services
Ms. Jennifer Dubois, Senior Planner, Planning & Development Services
Ms. Stacy Allen, Senior Planner, Planning & Development Services
Ms. Mary Harris, Public Hearing Coordinator, Planning & Development Services Division
Ms. Sherie Ross, Public Hearing Coordinator, Planning & Development Services Division

LAKE COUNTY ZONING BOARD
April 5, 2006
AND
LAKE COUNTY BOARD OF COUNTY COMMISSIONERS
April 25, 2006

PUBLIC HEARING NO.	PETITIONER	AGENDA NO.	TRACKING NO
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CONSENT AGENDA:

The Consent Agenda contains items which are recommended for approval and which are not controversial. The BCC will adopt the entire consent agenda in one motion if no one from the Board or audience has questions, concerns or objections. Any item may be removed from the Consent Agenda for a full public hearing at the request of any Commissioner, staff member of public.

CUP#06/4/1-5	Vantaggio Investment Group Imilsis "Amy" Velazquez	1	#41-06-CUP
PH#44-06-3	Michael Marder, US Hwy-27, LLC Robert Johnson	5	#50-06-CP
PH#45-06-4	Department of Growth Management Terrie Diesbourg	6	#44-06-Z
PH#39-06-3	Theo & Diane Carson Danny Seifried	9	#47-06-CP

REGULAR AGENDA – OPEN FOR DISCUSSION:

PH#43-06-5	Green Acres Land Development Inc. Max Frei	2	#42-06-Z
PH#40-06-2	Dr. George M. Mathew, "Royal Ridge" Greg Beliveau, AICP, LPG Urban & Regional Planners	3	#43-06-PUD
PH#42-06-5	Emmer Development Corp. Leslie Campione, P.A.	4	#51-06-PUD/AMD
CUP#06/4/2-4	Mary Jane Reynolds	7	#45-06-CUP
PH#24-06-3	Jim Lyden / Don Nicholson Craig J. Kosuta	8	#26-06-Z
PH#38-06-4	Sorrento Village, Jay E. Folk, VP McIntosh & Associates	10	#49-06-PUD
PH#13-06-4	Sorrento Hills Inc. John Gray Jr., Manager, Eagle Dunes	11	#13-06-PUD

LPA#06/3/1-2	Karlton Village Kieran J. Kilday & Associates / Karl Corporation, et al Steven J. Richey, P.A.	12	#11-06-LPA
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Continued to May 30, 2006

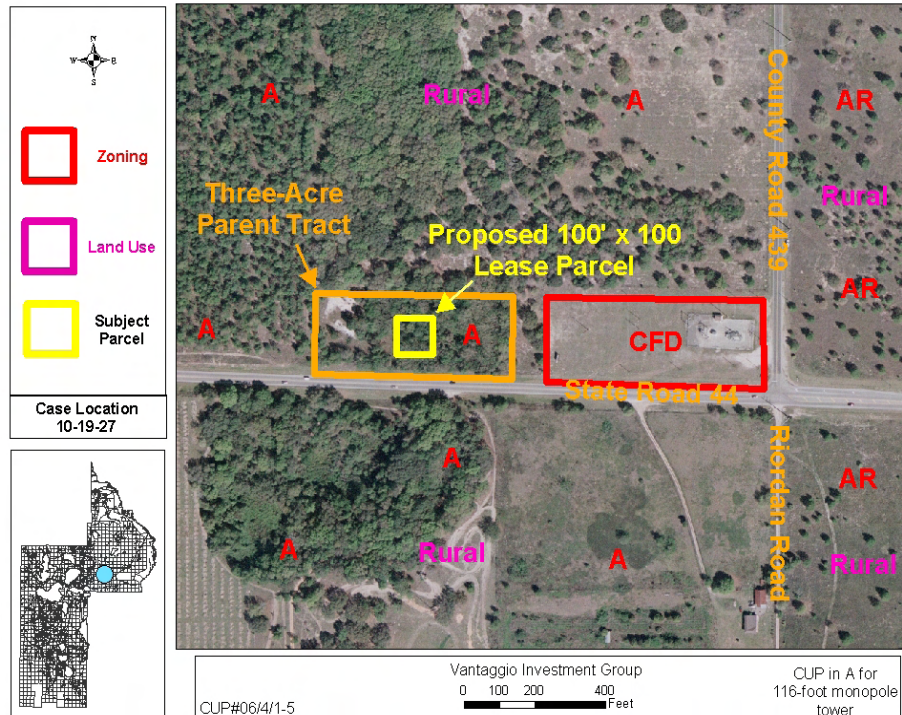
TRACKING NO.: #41-06-CUP

CASE NO: CUP#06/4/1-5

AGENDA NO: #1

OWNER: Vantaggio Investment Group – Imilsis “Amy” Velazquez

GENERAL LOCATION: Eustis area – Property lying N of CR 44 and W'ly of CR 439.



APPLICANT'S REQUEST: A request for a Conditional Use Permit (CUP) in A (Agriculture) to allow the placement of a 116' telecommunications tower on a 100'x100' lease parcel on the center of the property. (3 +/-acres

SIZE OF PARCEL: 3+/-acres

FUTURE LAND USE: Rural

ZONING BOARD RECOMMENDATION: Approved (7-0)

TRACKING NO.: #42-06-Z

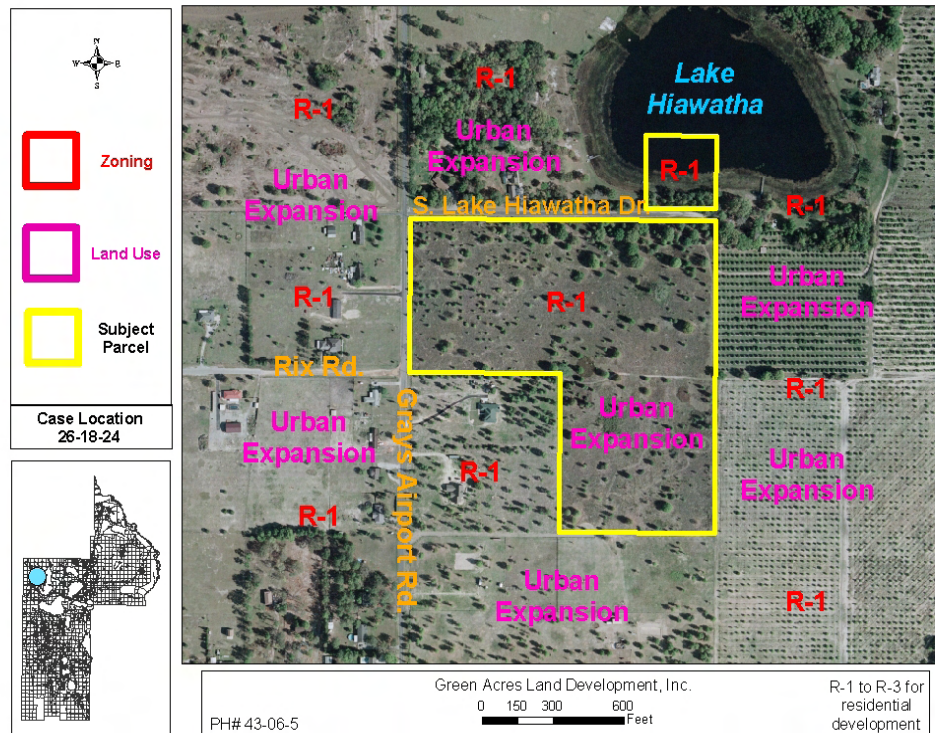
CASE NO: PH#43-06-5

AGENDA NO: #2

OWNER: Green Acres Land Development Inc.

APPLICANT(S): Max Frei

GENERAL LOCATION: Leesburg area – Property lying at the SE corner of the intersection of Gray's Airport Road and S. Lake Hiawatha Drive.



APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request to rezone from R-1 (Rural Residential) to R-3 (Medium Residential) for single-family residential development.

SIZE OF PARCEL: 29.42 +/- acres

FUTURE LAND USE: Urban Expansion

ZONING BOARD RECOMMENDATION: Denied (7-0)

TRACKING NO.: #43-06-PUD

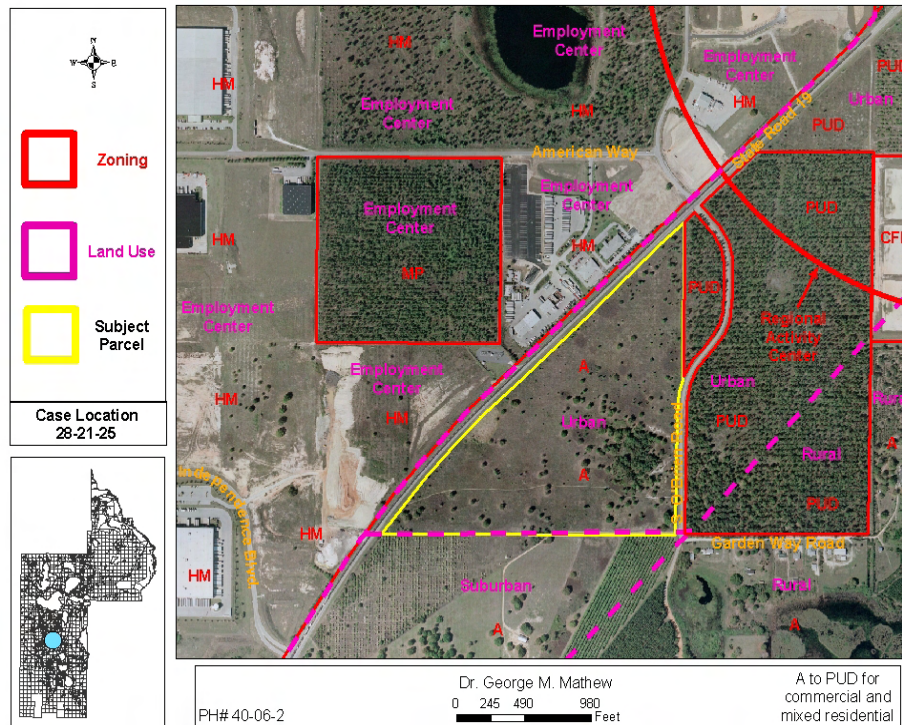
CASE NO: PH#40-06-2

AGENDA NO: #3

OWNER: Dr. George M. Mathew

APPLICANT: Greg Beliveau, AICP, LPG Urban & Regional Planners

GENERAL LOCATION: Groveland area – Property located S of US Hwy 27/SR 25, S of SR 19 and W of S. O'Brien Road and S of American Way.



APPLICANT'S REQUEST: A request for rezoning from A (Agriculture) to PUD (Planned Unit Development) to allow for a mixture of 396 single-family, apartment/townhouse residential dwellings and commercial land uses. (56.68 +/- acres)

SIZE OF PARCEL: 56.68 +/- acres

FUTURE LAND USE: Urban

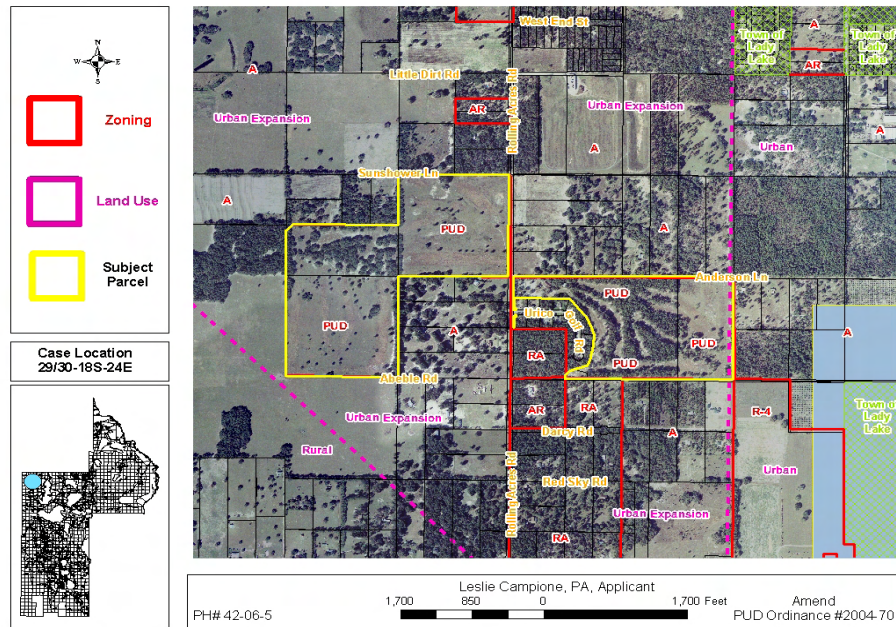
ZONING BOARD RECOMMENDATION: Approved (7-0)

CASE NO: PH#42-06-5

AGENDA NO: 4

OWNERS: Emmer Development Corp.
APPLICANT: Leslie Campione, P.A.

GENERAL LOCATION: Lady Lake area – Property lying SE'ly of Anderson Lane and the intersection of Rolling Acres Rd; and also W of Rolling Acres Rd and S of Sunshower Lane.



APPLICANT'S REQUEST: A request for an amendment to PUD Ordinance #2004-70 to amend the minimum lot size requirement from 10,900 square feet to 9,200 square feet to allow design around fairway.

SIZE OF PARCEL: 157 +/- acres

FUTURE LAND USE: Urban Expansion

ZONING BOARD RECOMMENDATION: Approved (7-0)

TRACKING NO.: #50-06-CP

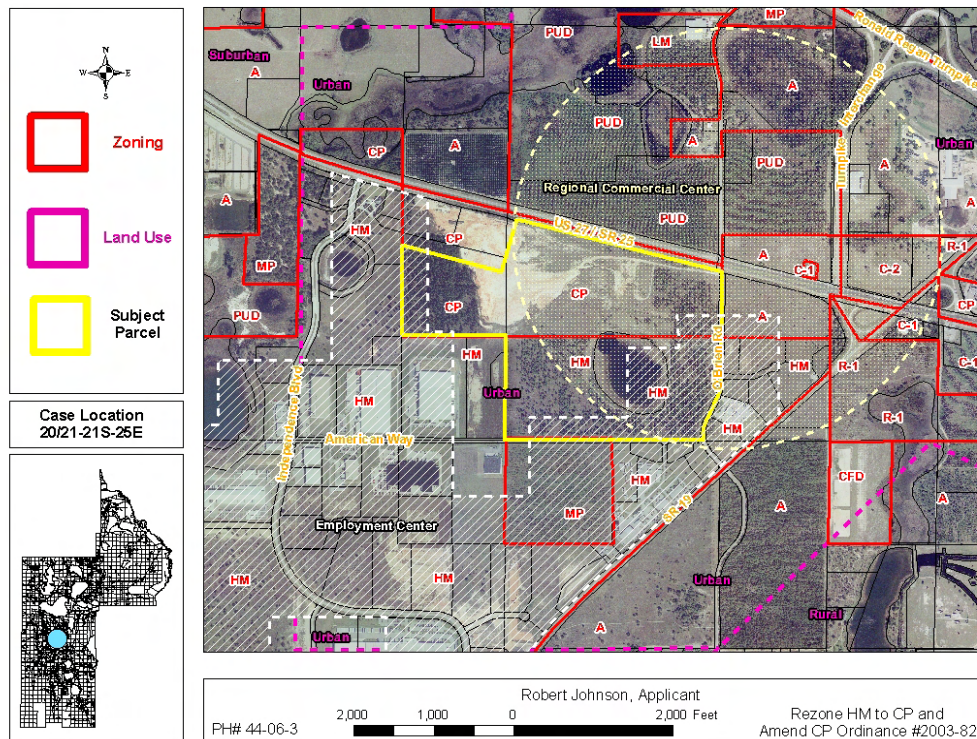
CASE NO: PH#44-06-3

AGENDA NO: #5

OWNERS: Michael Marder, US Hwy-27 LLC

APPLICANT: Robert Johnson

GENERAL LOCATION: Groveland area - Property located on the S and W of US Hwy 27 and O'Brien Road and N of American Way.



APPLICANT'S REQUEST: A request to re-instate the expired CP Ordinance #2003-82 and rezone from HM (Heavy Industrial) to CP (Planned Commercial) to allow for commercial development.

SIZE OF PARCEL: 178.51 +/- acres

FUTURE LAND USE: Regional Commercial Center

ZONING BOARD RECOMMENDATION: Approved (7-0)

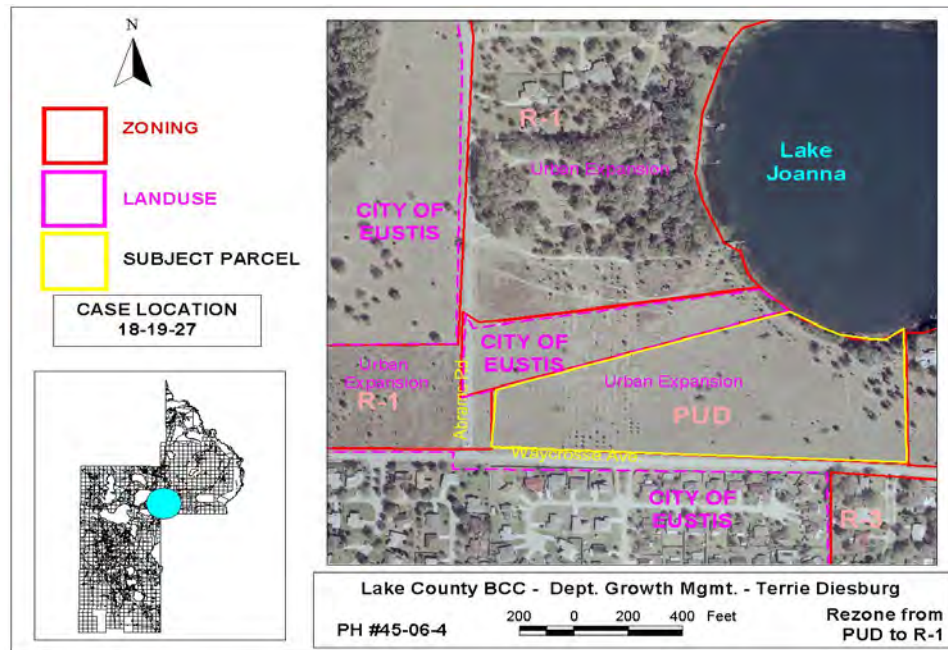
TRACKING NO.: #44-06-Z

CASE NO: PH#45-06-4

AGENDA NO: #6

OWNERS: Department of Growth Management
REPRESENTATIVE: Terrie Diesbourg

GENERAL LOCATION: Eustis area – Property E'y of Abrams Road and N'y of Waycross Road.



APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request to rezone from PUD (Planned Unit Development) to R-1 (Rural Residential).

SIZE OF PARCEL: 11.97+/acres

FUTURE LAND USE: Urban Expansion

ZONING BOARD RECOMMENDATION: Approved (7-0)

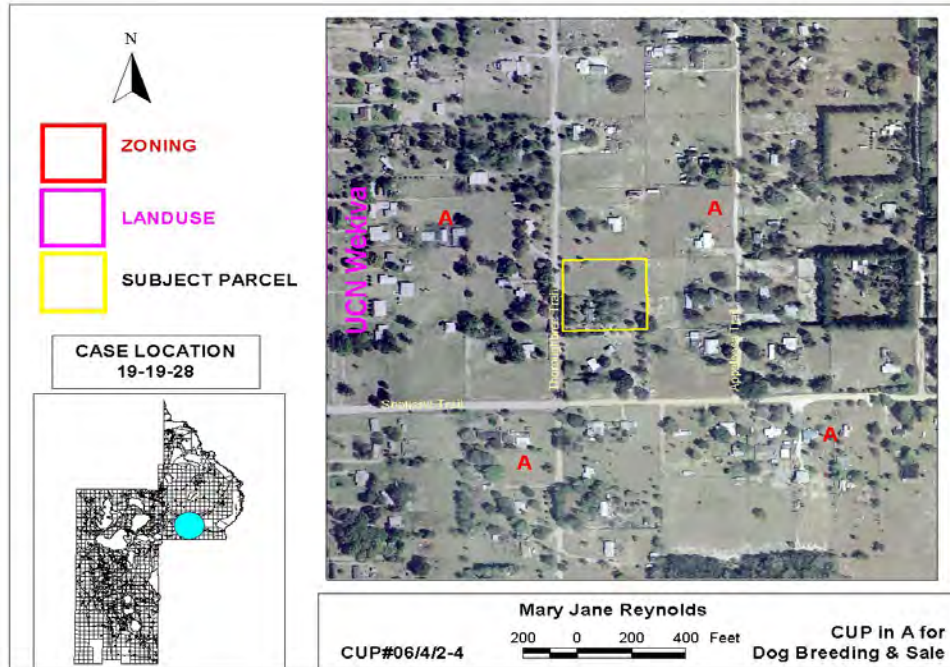
TRACKING NO.: #45-06-CUP

CASE NO: CUP#06/4/2-4

AGENDA NO: #7

OWNER: Mary Jane Reynolds

GENERAL LOCATION: Sorrento area – Property lying E of Thoroughbred Trail and N of Shetland Trail.



APPLICANT'S REQUEST: A request for a Conditional Use Permit (CUP) in A (Agriculture) to allow use of the site for breeding, raising and sale of puppies.

SIZE OF PARCEL: 2.06 +/-acres

FUTURE LAND USE: Urban Compact Node Wekiva

ZONING BOARD RECOMMENDATION: Approval

TRACKING NO.: #4706-CP

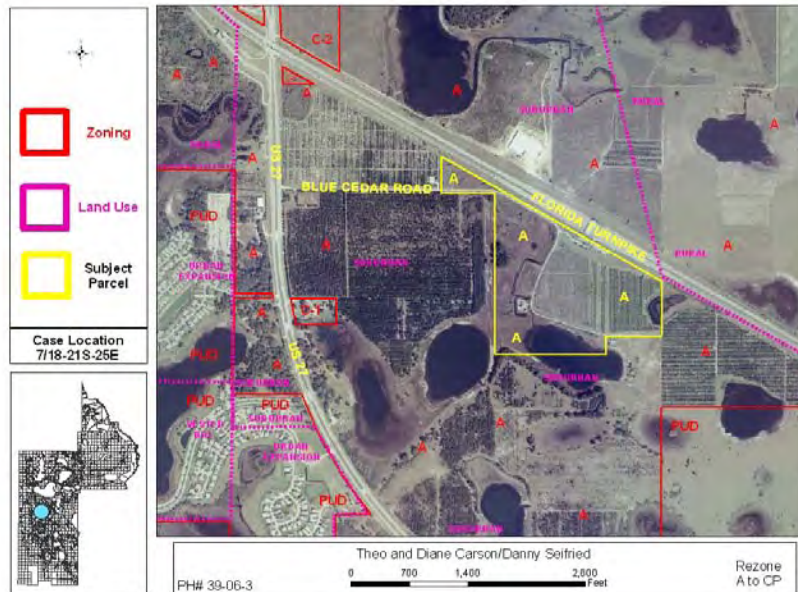
CASE NO: PH#39-06-3

AGENDA NO: #8

OWNER: Theo and Diane Carson

APPLICANT: Danny Seifried

GENERAL LOCATION: Property located S of Florida Turnpike, N of Blue Cedar Road and approximately 3/4 mile E of US Hwy 27/SR 25.



APPLICANT'S REQUEST: A request for rezoning from A (Agriculture) to CP (Planned Commercial) to allow for a golf academy with a single family residence, a dormitory to house 20 participants; and three-stall garage to house maintenance equipment.

SIZE OF PARCEL: 62.6 +/-acres

FUTURE LAND USE: Suburban

ZONING BOARD RECOMMENDATION: Approval (7-0)

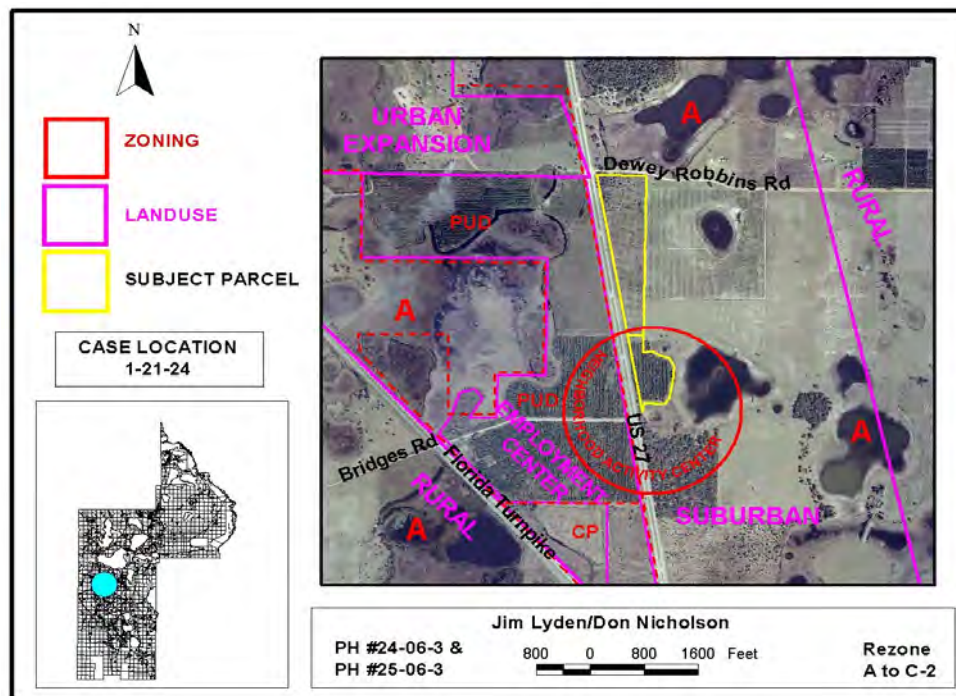
TRACKING NO.: #26-06-Z

CASE NO: PH#24-06-3

AGENDA NO: #19

OWNER(S): Jim Lyden & Don Nicholson
REPRESENTATIVE: Craig Kosuta & Associates

GENERAL LOCATION: Howey-in-the-Hills area – Property lying E'ly of US 27/SR 25, just N of Bridges Road and approximately 3/4 miles E of the Turnpike. (1-21-24 / 6-21-25)



APPLICANT'S REQUEST: A request to rezone from A (Agriculture) to C-2 (Community Commercial) to allow for those uses within the C-2 zoning district.

SIZE OF PARCEL: 10.5 +/- acres

FUTURE LAND USE: Suburban

ZONING COMMISSION RECOMMENDATION: Approval (6-0) to C-2

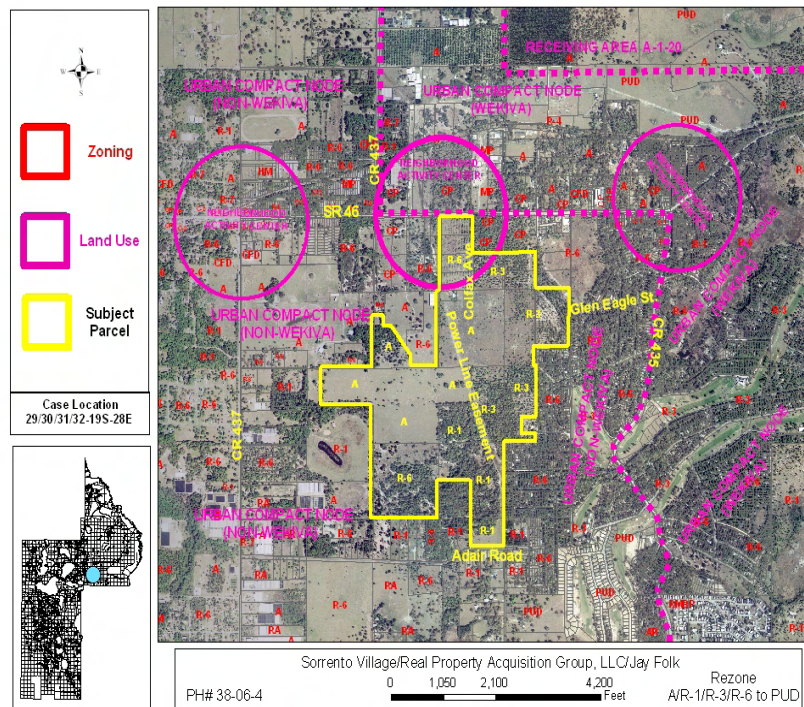
TRACKING NO.: #49-06-PUD

CASE NO: PH#38-06-4

AGENDA NO: #10

OWNER: Sorrento Village, Jay E. Folk, VP
APPLICANT: McIntosh & Associates

GENERAL LOCATION: Mt Plymouth area – Property located S of SR 46 and E'ly of CR 437.



APPLICANT'S REQUEST: A request to rezone from A (Agriculture), R-1 (Rural Residential) R-3 (Medium Residential) and R-6 (Urban Residential) to PUD (Planned Unit Development) for construction of a single-family residential and townhome community. (312 +/-acres)

SIZE OF PARCEL: 1,760 +/-acres

FUTURE LAND USE: Wekiva River Urban Compact Node (Non Wekiva)

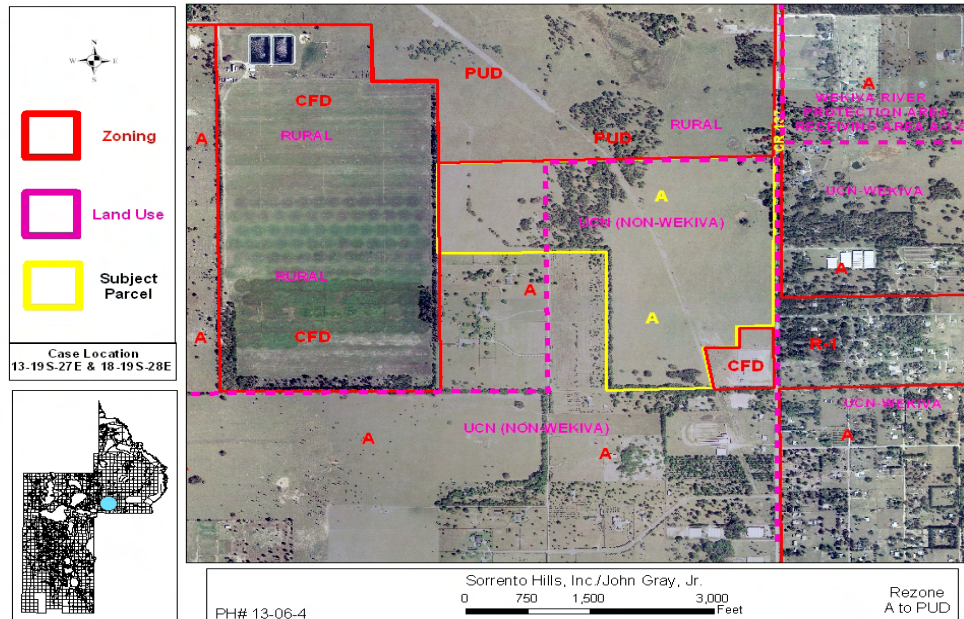
CASE NO: PH#13-06-4

AGENDA NO: #11

OWNER: Sorrento Hills Inc.

REPRESENTATIVE: John Gray, Jr., Manager, Eagle Dunes

GENERAL LOCATION: East Lake County area – Property lying approximately 1 mile NW of the intersections of Wolf Branch Road and CR 437; and S of SR 44 and E'ly of Cardinal Lane and E and W of Equestrian Trail. (13-19-27 / 18-19-28)



APPLICANT'S REQUEST: A request to rezone from A (Agriculture) to PUD (Planned Unit Development) to allow for a mixed residential development consisting of single-family and golf villa residences, with open space and a golf course.

SIZE OF PARCEL: 202.32+/acres

FUTURE LAND USE: Rural

ZONING BOARD RECOMMENDATION: (1/4/06) Approval (4-1) with conditions

1. No access to Equestrian Trail;
2. Decrease density to 3.5 du/ac
3. Increase buffer from 25 feet to 100 ft along the Rural portion of the property
4. Accesses be restricted to CR 437 and through the existing Sorrento Springs development.
5. Medium density to be located closer to CR 437, according to the conceptual plan revised and dated Jan. 13, 2006

1/24/06 – BCC Recommendation: Postponed to April 25, 2006

LOCAL PLANNING AGENCY
March 31, 2006
AND
LAKE COUNTY BOARD OF COUNTY COMMISSIONERS
April 25, 2006 (Transmittal Hearing)

TRACKING NO.: #11-06-LPA

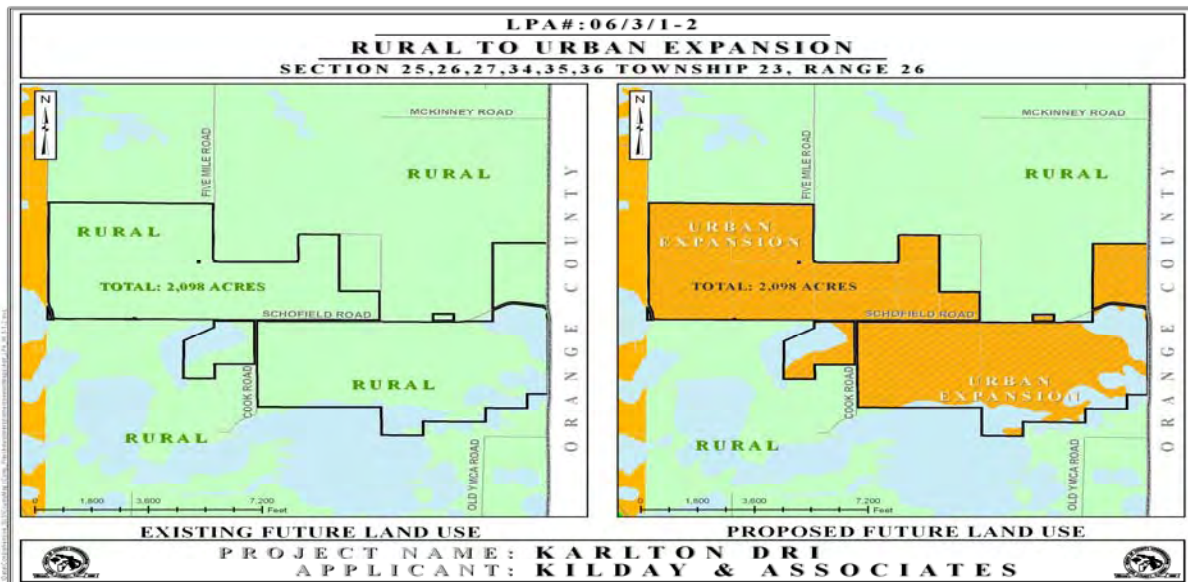
CASE NO: LPA#06/3/1-2

AGENDA NO: #12

OWNER: Karlton Village

REPRESENTATIVE: Steven J. Richey, P.A.

GENERAL LOCATION: South Lake County – East of SR 27, S of Hartwood Marsh Road, N & S of the Schofield Road r/w to the Orange County line.



APPLICANT'S REQUEST: To change the future land use designation from Rural (1/5) to Urban Expansion (4/1); and for text amendments to the Lake County Comprehensive Plan to (a) Traffic Circulation Element, adding Policy 2-4.10 Re: KarlKahlert Parkway; and (b) amending the 5-year Schedule of Capital Improvements adding a \$30,670,000 private/public funding partnership for the Karl Kahlert Parkway.

SIZE OF PARCEL: 2,098 +/-acres

CURRENT LAND USE: Rural (1/5)

PROPOSED FUTURE LAND USE: Urban Expansion (4/1)

LOCAL PLANNING AGENCY RECOMMENDATION (3/31/06): Approval (8-1) to transmit to the Board of County Commissioners for Transmittal public hearing.